

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3, 4, 5, 6, 7

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEM

1. CU 1103339 – Alcoholic Beverage Control Off-Sale License at 544 Harbour Way

PUBLIC HEARING to consider a Conditional Use Permit for relocation of an Alcoholic Beverage Control Off-Sale License Type 21 from the convenience store located at 564 Harbour Way to the grocery store located adjacent at 544 Harbour Way (APN: 534-340-023). C-1, Neighborhood Commercial District.

Nagi Almag, owner; Mazen Elmashni, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over To 3/1/2007

NEW ITEMS

- CC 2. TM 1102938 – Condominiums Conversion at 4140 Fran Way

PUBLIC HEARING to consider a proposal to permit the conversion of 12 existing rental units to condominiums through a Tentative Subdivision Map, per Richmond Subdivision Ordinance Section 15.08.635, and a parking variance, at 4140 Fran Way (APN 425-262-001). General Plan Designation: High Density Residential 944 and General Commercial 922, Zoning Designation: MFR-3, Multi-family Residential District, and C-2, General Commercial District.

Tze Keung Wong, owner; Angela Villar, Luk and Associates, applicant

Planner: David Barbary

Tentative Recommendation: Hold Over To 4/5/2007

- CC 3. V/TM 1103430 – Variance with Subdivision of Improved Site at 327 South 4th Street
- PUBLIC HEARING to consider a request for Planning Commission approval of a variance to the minimum required lot area, and approval of a Tentative Parcel Map creating two parcels. The variance would allow the creation of two 4,219 square foot parcels where the Zoning Ordinance requires a minimum lot area of 5,000 square feet each. The property is located at 327 South 4th Street (APN: 550-161-023). SFR-3, Low Density Residential District.
Humberto Quintero, owner; Ekundayo Sowunmi, applicant
Planner: Lamont Thompson
- Tentative Recommendation: Hold Over To 4/5/2007
- CC 4. CU 1103272 – Request for Density-Bonus and Reduction in Parking and Open Space for a Mixed-Use Project at 100 & 180 Macdonald Avenue
- PUBLIC HEARING to consider a request for a density-bonus and reduction in parking and open space requirements for a proposal to construct a mixed-use project consisting of 27 low-income residential units and a 9,575 SF Medical Office Building on a 38,175 SF Parcel at 100 & 180 Macdonald Avenue (APN: 538-181-001). C-1, Neighborhood Commercial and SFR-3, Single Family Low Density District.
Community Housing and Development Corp, owner; Jacobson Silverstein, applicant
Planner: Joe Light
- Tentative Recommendation: Conditional Approval
- CC 5. CU 1103479 – Mobile Vendor Renewal at 12432 San Pablo Avenue
- PUBLIC HEARING to consider renewing a temporary Conditional Use Permit for a fast-food mobile vendor at 12432 San Pablo Avenue (APN: 519-010-014). C-2, General Commercial District.
Dave Bailey, owner; Thomas Wright, applicant
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval
- CC 6. CU 1103497 – Alcoholic Beverage Sales at 2171 Meeker Avenue
- PUBLIC HEARING to consider granting a Conditional Use Permit for a Type-41 ABC License limited to “on-sale” alcoholic beverage sales in a new restaurant to be located at 2171 Meeker Avenue (APN 560-150-013). Commercial/Office Knox Cutting Specific Plan Area.
Harbour Gate Partners, owner; Richmond Restaurant Group, applicant
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval

- CC 7. CU 1103556 – Conditional Use Permit Renewal for Flea Market at 716 West Gertrude Avenue

PUBLIC HEARING to consider renewing a temporary Conditional Use Permit for an 11-acre open air community marketplace (flea market) at 716 West Gertrude Avenue (APN 408-160-036). Community Regional and Recreational (CRR) and Public and Civic Uses (PC) Districts.

Chris Hammond, owner; Christopher Hammond, applicant
Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

INFORMATIONAL ITEMS

8. Richmond General Plan Visioning Process – Status Update

PRESENTATION updating the Planning Commission on the General Plan visioning process, including the discussion of land use phototypes and development alternatives for the General Plan Update Program.

Planner: Lori Reese-Brown

9. 9900011 – Proposed Green Principles and Conditions

INFORMATIONAL ITEM to review draft standard Green Building conditions and requirements for large scale commercial and City sponsored building projects.

Planner: Joe Light

COMMISSION BUSINESS

10. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

11. City Council Direction on Development Review Committee (DRC) and Subdivision Ordinance Update.

A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, February 15, 2007, 7:00 p.m. to 10:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Stephen A. Williams, Vice Chair-CPC
Vacant, Secretary

Commissioners - Board Members

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	Vacant

INFORMATIONAL ITEM

1. Richmond General Plan Visioning Process – Status Update

PRESENTATION to engage the Planning Commission on the General Plan visioning process, including the discussion of land use phototypes and development alternatives for the General Plan Update.

Planner: Lori Reese-Brown

STUDY SESSION

2. Outdoor Vending Ordinance Study Session

STUDY SESSION to provide Planning staff direction for revising the City's existing Outdoor Vendor Ordinance - Article 15.04.700 of the Richmond Municipal Code.

Planner: Hector Rojas

COMMISSION BUSINESS

3. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

PLANNING COMMISSION STUDY SESSION
CANCELLATION NOTICE

The Planning Commission study session scheduled for 2/15/2007 at 7:00 p.m. has been cancelled. The next Planning Commission is scheduled for 3/1/2007.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 5, 6

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. CU 1103339 – Alcoholic Beverage Control Off-Sale License at 544 Harbour Way
PUBLIC HEARING to consider a Conditional Use Permit for relocation of an Alcoholic Beverage Control Off-Sale License Type 20 from the convenience store located at 564 Harbour Way to the grocery store located adjacent at 544 Harbour Way (APN: 534-340-023). C-1, Neighborhood Commercial District.
Nagi Almag, owner; Mazen Elmashni, applicant
Planner: Jonelyn Whales
Tentative Recommendation: Withdrawn

2. CU 1103272 – Request for Density-Bonus and Reduction in Parking and Open Space for a Mixed-Use Project at 100 & 180 Macdonald Avenue
PUBLIC HEARING to consider a request for a density-bonus and reduction in parking and open space requirements as concessions for a proposal to construct a mixed-use project consisting of 27 low-income residential units and a 9,575 SF Medical Office Building on a 38,175 SF Parcel at 100 & 180 Macdonald Avenue (APN: 538-181-001). C-1, Neighborhood Commercial and SFR-3, Single Family Low Density District.
Community Housing and Development Corp, owner; Jacobson Silverstein, applicant
Planner: Joe Light
Tentative Recommendation: Conditional Approval

NEW ITEMS

3. Knox Freeway/Cutting Boulevard Specific Plan Amendment – Industrial Buffer
AMENDMENT to the Knox Freeway/Cutting Boulevard Specific Plan to clarify language related to industrial uses and land use buffer zone. General Plan: Industrial; Zoning: M-1, M-2 & M-3.
Planner: Lamont Thompson
Tentative Recommendation: Provide Direction to Staff

4. ZTC 07-01 – Zoning Text Change

PUBLIC HEARING to consider a proposal to amend the City of Richmond Municipal Code Chapters 15.08 (Subdivision Ordinance), 15.04 (Zoning Ordinance), and Planning Commission Procedural Rules relating to the Development Review Committee (DRC).

Planner: David Barbary

Tentative Recommendation: Recommend to City Council for Adoption of Ordinance

CC 5. EID/TMP/GPA/RZ/CU 1102306 – Canyon Oaks II

PUBLIC HEARING to consider a recommendation to certify an Environmental Impact Report and approval of a GPA, Rezoning, Tentative Subdivision Map and Conditional Use Permit to allow construction of 36 detached single-family dwellings, including 4 custom homes sites; associated utilities infrastructure and roadways; improvements to the intersection of San Pablo Dam and Castro Ranch Roads, and development of a 300 acre land bank. The project is located south of San Pablo Dam Road near the intersection of San Pablo Dam and Castro Ranch Roads, adjacent to and northwest of the existing Canyon Oaks I development. The project also requires a Lot Line Adjustment. APN Nos. for the site include 573-020-009, 010, and 011; Zoning Districts SFR-1, C-2, and EA; and General Plan designations of General Commercial/922, Very Low Density Residential/ 942, and Preservation Resource Area/941.

TJG/Summit Development Corp., owner; John Zentner, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over To 3/29/2007

CC 6. ST 1103634 – Street Vacation On A Portion of “B” Street

PUBLIC HEARING to consider a request to vacate and abandon for public purposes a portion of “B” Street, located north of W. Barrett Avenue and south of Garrard Blvd. (No APN). M-2 (Light Industrial) Zoning District.

City of Richmond, owner; William Frank, applicant

Planner: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval to City Council

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission’s purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

PLANNING COMMISSION MEETING
CANCELLATION NOTICE

The Planning Commission meeting scheduled for 3/29/2007 at 7:00 p.m. has been cancelled due to a lack of a quorum.

Items on the agenda will be re-noticed for the next hearing date.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 4, 5, 6, 7

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEM

1. TM 1102938 – Condominiums Conversion at 4140 Fran Way

PUBLIC HEARING to consider a proposal to permit the conversion of 12 existing rental units to condominiums through a Tentative Subdivision Map, per Richmond Subdivision Ordinance Section 15.08.635, and a parking variance, at 4140 Fran Way (APN 425-262-001). General Plan Designation: High Density Residential 944 and General Commercial 922, Zoning Designation: MFR-3, Multi-family Residential District, and C-2, General Commercial District.

Tze Keung Wong, owner; Angela Villar, Luk and Associates, applicant
Planner: David Barbary

Tentative Recommendation: Conditional Approval

NEW ITEMS

CC 2. EID 1102584 – Civic Center Phase I Renovation at 2600 Barrett Avenue

PUBLIC HEARING to review the DRB Subcommittee recommended conditions of approval for the design review process for the Richmond Civic Center located at 2600 Barrett Avenue. The City has formulated a master plan concept for the phased renovation, retrofit and expansion of the Civic Center complex. The project before the Planning Commissioners is discretionary design review approval for the Phase I drawings which include renovation, seismic retrofit and expansion of the existing City Hall building; improvements to the Auditorium and landscaping in the Civic Center plaza, PC (Public and Civic Uses) Zoning District and Public and Institutional/964 General Commercial/922.

City of Richmond, owner; Richmond Community Redevelopment Agency, applicant
Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

3. GPA/RZ/V 1103430 – General Plan Amendment, Rezone and Variance at 327 South 4th Street

PUBLIC HEARING to consider a request for Planning Commission recommendation to the City Council for a General Plan Amendment with rezone to MFR-3, and variance. The GPA, Rezone and variance would allow the creation of two 4,219 square foot parcels where the Zoning Ordinance requires a minimum lot area of 5,000 square feet each. The property is located at 327 South 4th Street (APN: 550-161-023). SFR-3, Low Density Residential District.

Humberto Quintero, owner; Ekundayo Sowunmi, applicant
Planner: Lamont Thompson

Tentative Recommendation: Recommend Denial to City Council

- CC 4. CU 1103840 – A Bank at the restored Trainmasters Building on Northwest corner of Garrard Blvd. and West Richmond Avenue

PUBLIC HEARING to consider granting a Conditional Use Permit for a bank at the restored Trainmasters Building located on the northwest corner of Garrard Blvd. and West Richmond Avenue. (No APN). PC (Public & Civic), Zoning District.

City of Richmond, owner; Mechanics Bank, applicant
Planner: Lina Velasco

Tentative Recommendation: Conditional Approval

- CC 5. CU 1103772 – Mobile Vendor at 710 23rd Street

PUBLIC HEARING to consider renewing a temporary Conditional Use Permit for a fast-food mobile vendor at 710 23rd Street (APN: 528-360-028). C-2, General Commercial Zoning District.

Nancy Lu, owner; Joaquin Rodriguez, applicant
Planner: Lina Velasco

Tentative Recommendation: Conditional Approval

- CC 6. CU 1103785 – Operate a Restaurant with a On-Sale Beer and Wine License at 2200 Hilltop Mall Road

PUBLIC HEARING to consider granting a Conditional Use Permit to operate a restaurant with a on-sale beer, wine, and distilled spirits license at 2200 Hilltop Mall Road, Suite 207-B (APN 405-320-015) – C-3 Regional Commercial Zoning District.

The Mills Corporation, owner; SMDM Properties Inc., applicant
Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

CC 7. EID/TMP/GPA/RZ1102306 – Canyon Oaks II at Castro Ranch Roads

PUBLIC HEARING to consider certification of an Environmental Impact Report and approval of a General Plan Amendment, Rezoning and Tentative Subdivision Map to allow construction of 36 detached single-family dwellings, including four custom homes sites; associated utilities infrastructure and roadways; improvements to the intersection of San Pablo Dam and Castro Ranch Roads; and, establishment of a 300-acre land bank. The project is located south of San Pablo Dam Road near the intersection of San Pablo Dam and Castro Ranch Roads, adjacent to and northwest of the existing Canyon Oaks I development. The project also requires a Lot Line Adjustment. Assessor Parcel Numbers for the site include 573-020-009, 010, and 011. Zoning Districts SFR-1, Single Family Low Density Residential, C-2, General Commercial, and EA, Exclusive Agricultural; and General Plan designations of General Commercial/922, Very Low Density Residential/942, and Preservation Resource Area/941.

TJG/Summit Development Corp., owner; John Zentner, applicant
Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

8. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR:

BROWN ACT (see Public Forum note at the end of Agenda)

STUDY SESSION

1. Outdoor Vending Ordinance Study Session

STUDY SESSION to discuss and provide direction to staff for revision of the City's existing Outdoor Vendor Ordinance - Article 15.04.700 of the Richmond Municipal Code.
Planner: Hector Rojas

COMMISSION BUSINESS

2. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR:

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEM

1. EID/TMP/GPA/RZ1102306 – Canyon Oaks II at Castro Ranch Road

PUBLIC HEARING to consider certification of an Environmental Impact Report and approval of a General Plan Amendment, Rezoning and Tentative Subdivision Map to allow construction of 36 detached single-family dwellings, including four custom homes sites; associated utilities, infrastructure and roadways; improvements to the intersection of San Pablo Dam and Castro Ranch Roads; and, establishment of a 300-acre land bank. The project is located south of San Pablo Dam Road near the intersection of San Pablo Dam and Castro Ranch Roads, adjacent to and northwest of the existing Canyon Oaks I development. The project also requires a Lot Line Adjustment. Assessor Parcel Numbers for the site include 573-020-009, 010, and 011. Zoning Districts SFR-1, Single Family Low Density Residential, C-2, General Commercial, and EA, Exclusive Agricultural; and General Plan designations of General Commercial/922, Very Low Density Residential/942, and Preservation Resource Area/941.

TJG/Summit Development Corp., owner; John Zentner, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

2. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, May 3, 2007, 7:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Stephen A. Williams, Vice Chair-CPC
Vacant, Secretary

Commissioners - Board Members

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	Vacant

NOTICE TO PUBLIC

Notice of Agenda Review Session: A Planning Commission agenda review session is held before each regular Planning Commission meeting. The agenda review session is held in the Planning Department reception area following the Development Review Committee meeting, regularly scheduled for 6:30 p.m. on the Monday preceding the Planning Commission meeting. The purpose of the agenda review session is to provide Commissioners and staff the opportunity to preview items on the agenda. The public is invited to attend, but no public testimony on the items reviewed will be taken.

Function of a Public Hearing: A public hearing enables the public to present information, opinions, and arguments relevant to the actions of the Planning Commission, and informs the public about the details of a proposal.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called after the project applicant has made a presentation. Anyone who wishes to address the Planning Commission on a topic that is not on the agenda and is relevant to the Commission's purpose may file a speaker form with Planning Department staff at any time before or during the meeting and will be called to speak during the Public Forum portion of the meeting.

Consent Calendar: Routine items about which discussion is not anticipated are placed on the "Consent Calendar" (marked "CC" on the agenda) and approved according to Planning staff's recommendation in one motion by the Commission. No application that staff recommends for denial will be placed on the Consent Calendar. Before moving to adopt the Consent Calendar, the Chair will ask if anyone wishes to remove any item from the Consent Calendar in order to discuss it. Anyone who wishes to speak about one or more items on the Consent Calendar must rise at that time and ask that the item(s) be removed. Items removed from the Consent Calendar will be discussed later in the meeting and persons who have submitted speaker forms in accordance with the procedure set forth above will be called to speak on the item(s).

Public Hearing Procedure: (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Persons in favor of the project speak; (5) Persons opposing the project speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (11) Commission votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's action, outlines the appeal procedure, and states when the action becomes final.

Time Limits: In the interest of conducting an orderly and efficient meeting, the following time limits apply: (1) The applicant shall limit presentation of the project to 10 minutes unless the time is extended by a two-thirds majority vote of the Commission; (2) Speakers in favor of the project are limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (3) The initial speaker opposing the project shall be limited to 10 minutes or, if the Commission voted to grant the applicant more time, the initial speaker in opposition shall have the same amount of time to speak that the applicant had; (4) Each subsequent speaker opposed to the project shall be limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (5) The applicant shall have 2 minutes to respond to comments; and (6) One of the speakers in opposition to the project shall have 2 minutes to respond to the applicant's rebuttal.

In non-application items, following the initial staff presentation all speakers will be limited to 5 minutes.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or amendments will be given in compliance with Government Code §65090 and §65091.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 2, 3, 4, 5, 6

BROWN ACT (see Public Forum note at the end of Agenda)

INFORMATIONAL ITEM

1. Richmond General Plan Visioning Process – Status Update

PRESENTATION updating the Planning Commission on the General Plan visioning process, including the discussion of land use phototypes and development alternatives for the General Plan Update Program.

Planner: Lori Reese-Brown

NEW ITEMS

- CC 2. MS 1103690 – Trinity Lutheran Church Subdivision at 3301 Morningside Drive

PUBLIC HEARING to consider a request for an approval of a tentative parcel map that would create two lots. The subdivision would reduce the existing 72,031 +/- square foot Church site to 59,264 +/- square feet to create a new 12,767 square foot lot at 3301 Morningside Drive. (APN: 431-233-018). SFR-3 District.

Trinity Lutheran Church, owner/applicant

Planner: Lamont Thompson

Tentative Recommendation: Conditional Approval

- CC 3. EID/TM/CU 1102823 – Sunset Court Subdivision at the intersection of Valley View Road and Sunset Lane

PUBLIC HEARING to consider a recommendation to adopt an MND and approval of a Tentative Subdivision Map and Conditional Use Permit to allow construction of 9 detached single-family dwellings; associated utilities infrastructure, roadways, and improvements to the existing Sunset Drive road is planned as part of the project. The project site is located approximately 500 feet north of the intersection of Valley View Road and Sunset Lane. (APN: 430-140-034); Zoning District SFR-3; and General Plan designation of Low Density Residential/917.

Troy Reese, owner/applicant

Planner: Jonelyn Whales

Tentative Recommendation: Hold Over to 6/7/2007

- CC 4. CU 1103138/1103859 – Wireless Communications at 6355 Collins Avenue
- PUBLIC HEARING to consider granting a Conditional Use Permit for the collocation of six (6) panel antennas on top of an existing 130 foot tall PG&E utility tower located at 6355 Collins Avenue; (APN: 408-060-012-7); Zoning District M-2 Light Industrial; and General Plan designation of Light Industry/919.
Durkee Properties, owner; Jennifer Walker, applicant
Planner: Jonelyn Whales
- Tentative Recommendation: Conditional Approval
- CC 5. CU 1103841 – Eating Establishment with an ABC On-Sale Beer Only at 325 23rd Street
- PUBLIC HEARING to consider granting a Conditional Use Permit to operate a restaurant with an on-sale license limited to beer only at 325 23rd Street. (APN: 514-090-005). C-2, General Commercial District.
Theresa Young, owner; Armando Carmona, applicant
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval
- CC 6. ST 1103055 – Street Vacation for a portion of 12th Street, located between Macdonald Avenue and Nevin Avenue
- PUBLIC HEARING to consider a request to vacate and abandon for public purposes the portion of 12th Street, located between Macdonald Avenue and Nevin Avenue (No APN). Office/Retail/Institutional (CCSP) Zoning District.
City of Richmond, owner; AF Evans Development Inc., applicant
Planner: Lina Velasco
- Tentative Recommendation: Recommend Conditional Approval to City Council

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, June 7, 2007, 7:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Stephen A. Williams, Vice Chair-CPC
Vacant, Secretary

Commissioners - Board Members

Vicki L. Winston	Zachary Harris
Jeff Lee	Vacant
Nagaraja Rao	Vacant

NOTICE TO PUBLIC

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Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called after the project applicant has made a presentation. Anyone who wishes to address the Planning Commission on a topic that is not on the agenda and is relevant to the Commission's purpose may file a speaker form with Planning Department staff at any time before or during the meeting and will be called to speak during the Public Forum portion of the meeting.

Consent Calendar: Routine items about which discussion is not anticipated are placed on the "Consent Calendar" (marked "CC" on the agenda) and approved according to Planning staff's recommendation in one motion by the Commission. No application that staff recommends for denial will be placed on the Consent Calendar. Before moving to adopt the Consent Calendar, the Chair will ask if anyone wishes to remove any item from the Consent Calendar in order to discuss it. Anyone who wishes to speak about one or more items on the Consent Calendar must rise at that time and ask that the item(s) be removed. Items removed from the Consent Calendar will be discussed later in the meeting and persons who have submitted speaker forms in accordance with the procedure set forth above will be called to speak on the item(s).

Public Hearing Procedure: (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Persons in favor of the project speak; (5) Persons opposing the project speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (11) Commission votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's action, outlines the appeal procedure, and states when the action becomes final.

Time Limits: In the interest of conducting an orderly and efficient meeting, the following time limits apply: (1) The applicant shall limit presentation of the project to 10 minutes unless the time is extended by a two-thirds majority vote of the Commission; (2) Speakers in favor of the project are limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (3) The initial speaker opposing the project shall be limited to 10 minutes or, if the Commission voted to grant the applicant more time, the initial speaker in opposition shall have the same amount of time to speak that the applicant had; (4) Each subsequent speaker opposed to the project shall be limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (5) The applicant shall have 2 minutes to respond to comments; and (6) One of the speakers in opposition to the project shall have 2 minutes to respond to the applicant's rebuttal.

In non-application items, following the initial staff presentation all speakers will be limited to 5 minutes.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or amendments will be given in compliance with Government Code §65090 and §65091.

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Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

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ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 5

BROWN ACT (see Public Forum note at the end of Agenda)

SCOPING SESSION

1. Scoping Session for Draft Environmental Impact Report – City of Richmond
Enterprise Zone

SCOPING SESSION to solicit views as to the appropriate scope and content of the Environmental Impact Report (EIR) pertaining to statutory responsibilities in connection with the re-designation of certain areas of the City of Richmond as a California Enterprise Zone.

Planner: Janet Harbin

HELD OVER ITEM

2. EID/TM/CU 1102823 – Sunset Court Subdivision at the intersection of Valley View Road and Sunset Lane

PUBLIC HEARING to consider a recommendation to adopt an MND and approval of a Tentative Subdivision Map and Conditional Use Permit to allow construction of 9 detached single-family dwellings; associated utilities infrastructure, roadways, and improvements to the existing Sunset Drive road is planned as part of the project. The project site is located approximately 500 feet north of the intersection of Valley View Road and Sunset Lane. (APN: 430-140-034); Zoning District SFR-3; and General Plan designation of Low Density Residential/917.

Troy Reese, owner/applicant

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

NEW ITEMS

- CC 3. TM 1102705 & 1102706 – Tentative Map for a Mixed Use Project at 1508 Macdonald Avenue

PUBLIC HEARING to consider a request for tentative map approval of a mixed use project containing eight residential condominium units and one retail tenant space near the corner of Macdonald Avenue and 15th Street (APNs: 540-150-002, 540-150-025, 540-150-026). Office/Retail/and/or Urban High Density Residential – City Center Specific Plan Area.

Chi Nguyen, owner/applicant
Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

4. GPA/RZ/V 1103430 – General Plan Amendment, Rezone and Variance at 327 South 4th Street

PUBLIC HEARING to consider the adequacy of the Resolution prepared by staff, as directed by the Planning Commission at their April 5, 2007 hearing, that recommends to the City Council denial of the applicant's request for a variance to the minimum required lot area, and approval of a Tentative Parcel Map creating two parcels. The Resolution recommends study of the matter as part of the General Plan Update. The property is located at 327 South 4th Street (APN: 550-161-023). SFR-3 Low Density Residential District.

Humberto Quintero, owner; Ekundayo Sowunmi, applicant
Planner: Lamont Thompson

Tentative Recommendation: Recommend Denial to City Council

- CC 5. CU 1103922 – Massage Establishment at 4500 Barrett Avenue

PUBLIC HEARING to consider a Conditional Use Permit for a massage establishment within an existing commercial building located at 4500 Barrett Avenue, Suite D (APN: 517-122-001). C-2, General Commercial Zoning District.

John Lee, owner; Teresa Acuna, applicant
Planner: Hector Rojas

Tentative Recommendation: Conditional Approval

6. EID 1101974 – Chevron Energy and Hydrogen Renewal Project at 841 Chevron Way

PUBLIC HEARING: The Planning Commission will hold a Public Hearing to receive comments and to discuss the DEIR for Chevron Products Company’s proposed Chevron Energy and Hydrogen Renewal Project, located at 841 Chevron Way in Richmond, California. (APNs: APNs: 561-040-016; 561-100-003, -001, -003, -008, -009, -010, -011, -012, -013, -017, -020, -025, -026, -029, -034, -035, -036, -036, -037, -038, -040; 561-400-008; 561-410-002; 561-410-003). M-2, M-3 and CRR Zoning District. The applicant proposes to replace the existing Hydrogen Plant, Power Plant, and Reformer, and install new equipment in order to increase the Refinery’s ability to produce gasoline that meets California specifications, and use a wider range of crude oil sources than are currently processed. The new equipment would improve Refinery reliability, energy efficiency, and add environmental controls. The Draft EIR also includes and analyzes a number of other smaller projects.

Chevron Products Company, owner/applicant

Planner: Lamont Thompson

Tentative Recommendation: Receive Public Comments

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission’s purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

ROLL CALL
APPROVAL OF MINUTES

CONSENT CALENDAR: 1, 2, 3, 4

BROWN ACT (see Public Forum note at the end of Agenda)

NEW ITEMS

- CC 1. MND/TM/CU 1103713 – 21 Lot Subdivision at 25 Harbour Way
- PUBLIC HEARING to consider approval of a Tentative Subdivision Map (MS 9194), Conditional Use Permit for a Planned Residential Group and Mitigated Negative Declaration and Mitigation Monitoring Program for 21 single-family residential units on a mostly vacant parcel located on the west side of Harbour Way, between Ohio Avenue and Chanslor Avenue, and extends to the east side of Ninth Street (APN: 538-430-014, -019). MFR-1/C-2 (Multi-Family Residential and General Commercial) Zoning District.
25 Harbour Way LLC, owner/applicant
Planner: Lina Velasco
- Tentative Recommendation: Conditional Approval
- CC 2. CU 1103246 – Building Trade Studio at 909 Ohio Avenue
- PUBLIC HEARING to consider a Conditional Use Permit and a Mitigated Negative Declaration to construct six (6) live/work units at 909 Ohio Avenue (APN: 538-420-001). The project proposal includes a request for exceptions to development standards for setbacks and floor area ratio. Light Industrial (Knox Cutting Specific Plan) Zoning District.
Kyle and Natalia Reicher, owners/applicants
Planner: Lina Velasco
- Tentative Recommendation: Conditional Approval
- CC 3. CU 1103502 – Marina Live/Work at 900 Block of Marina Way South
- PUBLIC HEARING to consider approval of a Conditional Use Permit, a Mitigated Negative Declaration and Mitigation Monitoring Program for 64 live/work units on a vacant parcel located on the west side of the 900 block of Marina Way South between Wright Avenue and Regatta Boulevard (APN: 560-260-054). (Knox-Cutting Specific Plan: R&D/Business, Light Industrial and Sub-Area D).
David Spatz, owner/applicant
Planner: Hector Lopez
- Tentative Recommendation: Hold Over to 8/2/2007

CC 4. EID/TPM 1103631 – Three (3) Lot Parcel Map at 125-127 Western Drive

PUBLIC HEARING to consider approval of a Parcel Map (File # 1103631), a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for three lots for property located at 125 - 127 Western Avenue (APN: 558-020-007), SFR-2, Very Low Density Residential Zoning District, Pt. Richmond.

John and Paige Poulos Woolley, owners/applicants

Planner: Jonelyn Whales

Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

5. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

A G E N D A
CITY PLANNING COMMISSION
COUNCIL CHAMBERS, CITY HALL
1401 MARINA WAY SOUTH, RICHMOND, CA

Thursday, August 2, 2007, 7:00 p.m.

Commissioners - Board Officers

Virginia Finlay, Chair-CPC
Stephen A. Williams, Vice Chair-CPC
Vacant, Secretary

Commissioners - Board Members

Zachary Harris	Vacant
Jeff Lee	Vacant
Nagaraja Rao	Vacant

NOTICE TO PUBLIC

Notice of Agenda Review Session: A Planning Commission agenda review session is held before each regular Planning Commission meeting. The agenda review session is held in the Planning Department reception area following the Development Review Committee meeting, regularly scheduled for 6:30 p.m. on the Monday preceding the Planning Commission meeting. The purpose of the agenda review session is to provide Commissioners and staff the opportunity to preview items on the agenda. The public is invited to attend, but no public testimony on the items reviewed will be taken.

Function of a Public Hearing: A public hearing enables the public to present information, opinions, and arguments relevant to the actions of the Planning Commission, and informs the public about the details of a proposal.

Speaker Registration: Persons wishing to speak on a particular item on the agenda shall file a speaker form with Planning staff **PRIOR** to the Planning Commission's consideration of the item on the agenda. Once discussion of the agenda item begins, only those persons who have previously submitted speaker forms shall be permitted to speak on the item. Speakers will be called after the project applicant has made a presentation. Anyone who wishes to address the Planning Commission on a topic that is not on the agenda and is relevant to the Commission's purpose may file a speaker form with Planning Department staff at any time before or during the meeting and will be called to speak during the Public Forum portion of the meeting.

Consent Calendar: Routine items about which discussion is not anticipated are placed on the "Consent Calendar" (marked "CC" on the agenda) and approved according to Planning staff's recommendation in one motion by the Commission. No application that staff recommends for denial will be placed on the Consent Calendar. Before moving to adopt the Consent Calendar, the Chair will ask if anyone wishes to remove any item from the Consent Calendar in order to discuss it. Anyone who wishes to speak about one or more items on the Consent Calendar must rise at that time and ask that the item(s) be removed. Items removed from the Consent Calendar will be discussed later in the meeting and persons who have submitted speaker forms in accordance with the procedure set forth above will be called to speak on the item(s).

Public Hearing Procedure: (1) Chair opens the hearing; (2) City staff explains the application and presents a preliminary analysis; (3) Applicant speaks; (4) Persons in favor of the project speak; (5) Persons opposing the project speak; (6) Applicant and proponents may rebut; (7) Opponents may also rebut; (8) City staff presents its summary and recommendations; (9) Commission discussion; (10) Hearing is closed; (11) Commission votes to approve, deny, approve in a modified form, postpone, or take the application under advisement; (12) Chair informs the audience of the Commission's action, outlines the appeal procedure, and states when the action becomes final.

Time Limits: In the interest of conducting an orderly and efficient meeting, the following time limits apply: (1) The applicant shall limit presentation of the project to 10 minutes unless the time is extended by a two-thirds majority vote of the Commission; (2) Speakers in favor of the project are limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (3) The initial speaker opposing the project shall be limited to 10 minutes or, if the Commission voted to grant the applicant more time, the initial speaker in opposition shall have the same amount of time to speak that the applicant had; (4) Each subsequent speaker opposed to the project shall be limited to 3 minutes each unless there are 10 or more speakers, pro and con, signed up to speak on the item, in which case each speaker will be limited to 2 minutes; (5) The applicant shall have 2 minutes to respond to comments; and (6) One of the speakers in opposition to the project shall have 2 minutes to respond to the applicant's rebuttal.

In non-application items, following the initial staff presentation all speakers will be limited to 5 minutes.

If the Commission finds that it will be unable to complete the meeting by 11:00 p.m., the Commission may continue a portion of the agenda to a subsequent meeting or vote to extend the meeting. A motion to extend the meeting requires a two-thirds majority vote of the Commission to pass. The Commission shall endeavor to conclude the meeting by midnight.

Zoning Legislative Hearings: Notice of hearings on proposed zoning ordinances or amendments will be given in compliance with Government Code §65090 and §65091.

Exhaustion of Remedies Requirement: If you challenge a decision by the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at any public hearing(s) on the item challenged or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing(s).

Appealing Planning Commission Decisions: The decisions of the Planning Commission may be appealed within ten days of the decision by notifying the City Clerk in writing, stating wherein the Planning Commission decision is in error. The appeal fee is \$150.

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ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 7

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. EID/TPM 1103631 – Three (3) Lot Parcel Map at 125-127 Western Drive

PUBLIC HEARING to consider approval of a Parcel Map (File # 1103631), a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for three lots on property located at 125 - 127 Western Avenue (APN: 558-020-007). SFR-2, Very Low Density Residential Zoning District, Pt. Richmond Planning Area.

John and Paige Poulos Woolley, owners/applicants

Planner: Janet Harbin/Jonelyn Whales

2. CU 1103502 – Marina Live/Work at 900 Block of Marina Way South

PUBLIC HEARING to consider approval of a Conditional Use Permit, a Mitigated Negative Declaration and Mitigation Monitoring Program for 64 live/work units on a vacant parcel located on the west side of the 900 block of Marina Way South between Wright Avenue and Regatta Boulevard (APN: 560-260-054). Knox-Cutting Specific Plan: R&D/Business, Light Industrial and Sub-Area D.

David Spatz, owner/applicant

Planner: Hector Lopez

Tentative Recommendation: Hold Over to 9/6/2007

NEW ITEMS

3. EIR 1102923 – Forest Green Estates: Comments on the Draft EIR

PUBLIC HEARING to receive comments on the recirculated/modified Draft Environmental Impact Report (DEIR) for a proposal to subdivide a 81.1 acre hillside parcel into 120 lots for single-family dwellings located three blocks south of San Pablo Dam Road at the end of Wesley Way between Clark and La Colina Roads (APNs: 435-200-008 and 435-051-005). SFR-2, Single-Family Very Low Density Residential and CRR, Community & Regional Recreation Zoning Districts.

General Holding, Inc., owners; John, Wollman, P.E., applicant

Planner: Joe Light

- CC 4. ST 1103984 – Street Vacation at Alley Way off South Side of Wright Avenue
- PUBLIC HEARING to consider a request to vacate and abandon for public purposes an alley way off the south side of Wright Avenue between 13th Street and Marina Way South (No APN). R&D/Business (KCSP) Zoning District.
City of Richmond, owners; Gerry Hynes, applicant
Planner: Lina Velasco
- Tentative Recommendation: Recommend Conditional Approval to City Council
- CC 5. ST 1103959 – Street Vacation at the Terminus of South First Street
- PUBLIC HEARING to consider a street vacation at the terminus of South First Street (which was formerly known as Maine Street), (APNs: 558-251-008 & 009). M-2, Light Industry Zoning District.
James Wright, owner/applicant
Planner: Jonelyn Whales
- Tentative Recommendation: Recommend Approval to City Council
- CC 6. CU 1104046 – Making Waves Academy Charter School at Lakeside Drive
- PUBLIC HEARING to consider a request to grant a Conditional Use Permit to operate a charter school serving Grades 5 through 8 located at 4123 and 4131 Lakeside Drive (APN: 405-371-012). M-1, Light Industrial Zoning District.
Limar Realty Corporation #19, owner;
Tad Sekino of Hardison Komatsu Ivelich & Tucker, applicant
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval
- CC 7. CU 1102306 – Canyon Oaks II at San Pablo Dam and Castro Ranch Roads
- PUBLIC HEARING to consider a Conditional Use Permit related to consistency with the Hillside Physical Constraint Area, RMO Overlay District of the Zoning Ordinance, Section 15.04.510.530(D), to allow construction of 36 detached single-family dwellings, including 4 custom homes sites; associated utilities infrastructure and roadways; improvements to the intersection of San Pablo Dam and Castro Ranch Roads, and development of a 300 acre land bank south of San Pablo Dam Road near the intersection of San Pablo Dam and Castro Ranch Roads. The project also requires a Lot Line Adjustment. (APN Nos. 573-020-009, 010, and 011). SFR-1, C-2, RMO, and EA; and General Plan designations of General Commercial/922, Very Low Density Residential/ 942, and Preservation Resource Area/941.
TJG/Summit Development Corp., owner; John Zetner, applicant
Planner: Jonelyn Whales
- Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

8. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 5, 6

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. EID/MS 1103631 – Three (3) Lot Parcel Map at 125-127 Western Drive

PUBLIC HEARING to consider approval of a Parcel Map (File # 1103631), a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for three standard size lots on property located at 125 - 127 Western Avenue (APN: 558-020-007). SFR-2, Very Low Density Residential Zoning District, Pt. Richmond Planning Area.

John and Paige Poulos Woolley, owners/applicants

Planner: Janet Harbin/Jonelyn Whales

Tentative Recommendation: Various

2. CU 1103502 – Marina Live/Work at 900 Block of Marina Way South

PUBLIC HEARING to consider approval of a Conditional Use Permit, a Mitigated Negative Declaration and Mitigation Monitoring Program for 64 live/work units on a vacant parcel located on the west side of the 900 block of Marina Way South between Wright Avenue and Regatta Boulevard (APN: 560-260-054). The project proposal includes a request for an exemption to floor area ratio (FAR) development standard. Knox-Cutting Specific Plan: R&D/Business, Light Industrial and Sub-Area D.

David Spatz, owner/applicant

Planner: Hector Lopez

Tentative Recommendation: Various

3. EIR 1102923 – Forest Green Estates: Comments on the Draft EIR

PUBLIC HEARING to receive comments on the recirculated/modified Draft Environmental Impact Report (DEIR) for a proposal to subdivide a 81.1 acre hillside parcel into 120 lots for single-family dwellings located three blocks south of San Pablo Dam Road at the end of Wesley Way between Clark and La Colina Roads (APNs: 435-200-008 and 435-051-005). SFR-2, Single-Family Very Low Density Residential and CRR, Community & Regional Recreation Zoning Districts.

General Holding, Inc., owners; John, Wollman, P.E., applicant

Planner: Lori Reese-Brown/Joe Light

NEW ITEMS

4. CU 1103339 – Relocation of an Alcoholic Beverage License Type 20 at 544 Harbour Way
 PUBLIC HEARING to consider a proposal to relocate an Alcoholic Beverage Control Off-Sale License Type 20 from the convenience store located at 564 Harbour Way to the grocery store located at 544 Harbour Way (APN: 534-340-023). C-1, Neighborhood Commercial Zoning District.
 Nagi Almag, owners; Mazen Elmashni, applicant
 Planner: Jonelyn Whales

Tentative Recommendation: Denial

- CC 5. ST 1104224 – Street Vacation for a portion of 42nd Street, 44th Street, 45th Street, Macdonald Avenue and Bissell Avenue
 PUBLIC HEARING to consider a request to vacate and abandon for public purposes a portion of 42nd Street, 44th Street, 45th Street, Macdonald Avenue, and Bissell Avenue (Near APNs: 517-280-003, 004, 007, 517-290-004, 010, and 011). C-3 (Regional Commercial) Zoning District.
 City of Richmond, owner; SPI Richmond Associates, applicant
 Planner: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval to City Council

- CC 6. Outdoor Vending Ordinance Amendment
 PUBLIC HEARING for an Ordinance Amendment for changes to City’s existing Outdoor Vendor Ordinance - Article 15.04.700 of the Richmond Municipal Code.
 Planner: Hector Rojas

Tentative Recommendation: Hold Over to 10/4/2007

COMMISSION BUSINESS

7. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission’s purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 6, 7

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. CU 1103502 – Marina Live/Work at 900 Block of Marina Way South

PUBLIC HEARING to consider approval of a Conditional Use Permit, a Mitigated Negative Declaration and Mitigation Monitoring Program for 64 live/work units on a vacant parcel located on the west side of the 900 block of Marina Way South between Wright Avenue and Regatta Boulevard (APN: 560-260-054). The project proposal includes a request for an exemption to floor area ratio (FAR) development standard. Knox-Cutting Specific Plan: R&D/Business, Light Industrial and Sub-Area D.

David Spatz, owner/applicant

Planner: Hector Lopez

Tentative Recommendation: Various

2. CU 1103339 – Relocation of an Alcoholic Beverage License Type 20 at 544 Harbour Way

PUBLIC HEARING to consider a proposal to relocate an Alcoholic Beverage Control Off-Sale License Type 20 from the convenience store located at 564 Harbour Way to the grocery store located at 544 Harbour Way (APN: 534-340-023). C-1, Neighborhood Commercial Zoning District.

Nagi Almang, owners; Mazen Elmashni, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Denial

3. Outdoor Vending Ordinance Amendment

PUBLIC HEARING for an Ordinance Amendment for changes to City’s existing Outdoor Vendor Ordinance - Article 15.04.700 of the Richmond Municipal Code.

Planner: Hector Rojas

Tentative Recommendation: Hold Over to 11/1/2007

NEW ITEMS

- CC 4. CU 1102306 – Canyon Oaks II at San Pablo Dam Road and Castro Ranch Road
- To consider Adoption of a resolution for approval of a Conditional Use Permit demonstrating that the Canyon Oaks II project conforms to the City of Richmond’s Hillside Ordinance. The project is located south of San Pablo Dam Road near the intersection of San Pablo Dam Road and Castro Ranch Road, adjacent to and northwest of the existing Canyon Oaks I development. Assessor Parcel numbers for the site include 573-020-009, 010, and 011; Zoning Districts SFR-1, SFR-3, and CCR; and General Plan designations of Very Low Density Residential/ 942, and Preservation Resource Area/941.
 TJG/Summit Development Corp., owner; John Zentner, applicant
 Planner: Jonelyn Whales
- Tentative Recommendation: Adopt The Proposed Resolution
-
5. CU/V 1104032 – Easter Hill Senior Housing at 3601-3627 Cutting Boulevard
- PUBLIC HEARING to consider a request to construct a mixed use development that will include 24 low-income and senior restricted dwelling units and 6,549 SF of new and existing commercial space at the properties located at 3601-3627 Cutting Boulevard (APNs: 513-152-001 & 513-152-002). The project proposal includes a request for a 35% Density Bonus with City concessions and Exceptions to developments standards required by the Knox Cutting Specific Plan (KCSP). Neighborhood Commercial (KCSP) Zoning District.
 EastBay Community Development Corp.,owner/applicant
 Planner: Lina Velasco
- Tentative Recommendation: Various
-
- CC 6. CU 1104193 – Operate A Catfish Restaurant at 12432 San Pablo Avenue
- PUBLIC HEARING to consider a Conditional Use Permit application to operate a Catfish restaurant located at 12432 San Pablo Avenue (APN: 519-010-014). The proposed project includes improvements to the parking lot for the proposed use; however, no exterior building modifications are proposed as part of this project. C-2, General Commercial Zoning District.
 Dave Bailey, owner; Thomas Wright, applicant
 Planner: Kieron Slaughter
- Tentative Recommendation: Conditional Approval

- CC 7. ST 1103412 – Street Vacation for Joy Avenue between Factory Street and Essex Avenue
- PUBLIC HEARING to consider a request to vacate and abandon for public purposes Joy Avenue between Factory Street and Essex Avenue (adjacent to APNs: 561-130-014, 007, 010). M-2 (Light Industrial) Zoning District.
City of Richmond, owner; American Standard Properties, applicant
Planner: Lina Velasco
- Tentative Recommendation: Recommend Conditional Approval to City Council

COMMISSION BUSINESS

8. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission’s purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 4, 5, 6, 7

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. Outdoor Vending Ordinance Amendment

PUBLIC HEARING for an Ordinance Amendment for changes to City's existing Outdoor Vendor Ordinance - Article 15.04.700 of the Richmond Municipal Code.

Planner: Hector Rojas

2. CU 1102306 – Canyon Oaks II at San Pablo Dam Road and Castro Ranch Road

PUBLIC HEARING to consider Adoption of a resolution for approval of a Conditional Use Permit demonstrating that the Canyon Oaks II project conforms to the City of Richmond's Hillside Ordinance. The project is located south of San Pablo Dam Road near the intersection of San Pablo Dam Road and Castro Ranch Road, adjacent to and northwest of the existing Canyon Oaks I development. Assessor Parcel numbers for the site include 573-020-009, 010, and 011; Zoning Districts SFR-1, SFR-3, and CCR; and General Plan designations of Very Low Density Residential/ 942, and Preservation Resource Area/941.

TJG/Summit Development Corp., owner; John Zentner, applicant

Planner: Jonelyn Whales

Tentative Recommendation: Approval

3. ST 1103412 – Street Vacation for Joy Avenue between Factory Street and Essex Avenue

PUBLIC HEARING to consider a request to vacate and abandon for public purposes Joy Avenue between Factory Street and Essex Avenue (adjacent to APNs: 561-130-014, 007, 010). M-2 (Light Industrial) Zoning District.

City of Richmond, owner; American Standard Properties, applicant

Planner: Lina Velasco

Tentative Recommendation: Recommend Conditional Approval to City Council

NEW ITEMS

- CC 4. TM/EID 02-07 – Tentative Map Time Extension for Parkway Commerce Center at Collins Avenue near John Avenue
- PUBLIC HEARING to consider the applicant’s request for a Tentative Map time extension at Collins Avenue near John Avenue. (APNs: 408-060-014 and 408-060-016). Light Industrial District.
Panattoni Development, owner/applicant
Planner: Lamont Thompson
- Tentative Recommendation: Conditional Approval
- CC 5. MS 1104232 – Minor Subdivision at 2750 Cutting Boulevard
- PUBLIC HEARING to consider a request for approval of a minor subdivision at 2750 Cutting Boulevard (APN: 549-150-008). MFR-1 Multi-Family and SFR-3 Single-Family Residential Districts.
Carl Adams, owner/applicant
Planner: Hector Rojas
- Tentative Recommendation: Conditional Approval
- CC 6. CU/MS 1104393 (MS 758-07) – Minor Subdivision at 1336 & 1338 Mallard Drive
- PUBLIC HEARING to consider a proposal for a two lot planned residential group and conditional use permit subdivision of a 6,950+ Square Feet parcel at 1336 & 1338 Mallard Drive (APN: 560-410-075). MFR-2, Multifamily Residential District.
Carol Meier, owner/applicant
Planner: Joe Light
- Tentative Recommendation: Hold Over to 12/6/2007
- CC 7. ST 1103973 – Street Vacation for a portion of an alley near the northeast intersection of Hoffman Boulevard and South 8th Street
- PUBLIC HEARING to consider a request to vacate a portion of an alley located near the northeast intersection of Hoffman Boulevard and South 8th Street (adjacent to APNs: 550-272-019, -025, -004, and -017). Highway Commercial District.
City of Richmond, owner; Todd Lewis, applicant
Planner: Hector Rojas
- Tentative Recommendation: Adopt Resolution 07-17

COMMISSION BUSINESS

8. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission's purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.

ROLL CALL

APPROVAL OF MINUTES

CONSENT CALENDAR: 3, 4, 5

BROWN ACT (see Public Forum note at the end of Agenda)

HELD OVER ITEMS

1. CU/MS 1104393 (MS 758-07) – Minor Subdivision and Planned Residential Group/Conditional Use Permit at 1336 & 1338 Mallard Drive

PUBLIC HEARING to consider a proposal for a two lot minor subdivision and planned residential group/conditional use permit for a 6,950+ Square Feet parcel at 1336 & 1338 Mallard Drive (APN: 560-410-075) in the Brickyard Cove Development. Zoning District: MFR-2, Multifamily Residential District.

Carol Meier, owner/applicant

Planner: Joe Light

Tentative Recommendation: Conditional Approval

2. DR/CU/VAR 1104032 – Design Review Permit, Conditional Use Permit and Density Bonus Request for a Mixed Use Development at 3601-3627 Cutting Boulevard

PUBLIC HEARING to consider a request for Design Review Permit, Conditional Use Permit and Density Bonus Request for a mixed use development that will include 24 low-income and senior restricted dwelling units and 5,768 SF of new and existing commercial space at the properties located at 3601-3627 Cutting Boulevard (APNs: 513-152-001 & 513-152-002). The project proposal includes a request for a Density Bonus with City concessions and Exceptions to developments standards. Zoning District: C-1, Neighborhood Commercial (KCSP) Zoning District.

East Bay Community Development Corp., owner/applicant

Planner: Lina Velasco

Tentative Recommendation: Conditional Approval

NEW ITEMS

- CC 3. CU 1104385 – Conditional Use Permit to Operate a Café at 4820 Bissell Avenue
PUBLIC HEARING to consider a Conditional Use Permit to operate a café located at 4820 Bissell Avenue (APN: 517-272-015). Zoning District: C-2, General Commercial District. Gilberto Mulo, owner; Olavo Dourado, applicant
Planner: Kieron Slaughter
Tentative Recommendation: Conditional Approval
- CC 4. PA 1103384 – Pinole Point Final Development Plan, Building 6 of Phase II
PUBLIC HEARING to consider adoption of a Final Development Plan for Building 6 (43,000 square foot building) in Phase II of the planned mixed-use development project at Pinole Point Business Park (APN: 405-030-036). Development plan approvals are required for previously approved planned area rezoning districts within the Point Pinole Business Park, approved in 1996 as a Planned Area District (PA) rezoning. Zoning District: Planned Area and a General Plan designation of Light Industry/922.
Hermann Welm, ICL Consulting, owner/applicant
Planner: Jonelyn Whales
Tentative Recommendation: Conditional Approval
- CC 5. CU 1102823 – Conditional Use Permit for Sunset Court at Valley View Road and Sunset Lane
PUBLIC HEARING to consider a Conditional Use Permit demonstrating that the project conforms to the City of Richmond’s Hillside Ordinance. The project received previous approval for a Tentative Track Map for a Subdivision of eight single-family dwellings. The project site is located approximately 500 feet north of the intersection of Valley View Road and Sunset Lane. (APN: 430-140-034); Zoning District: SFR-3, and General Plan designation of Low Density Residential/917.
Troy Reese, owner/applicant
Planner: Jonelyn Whales
Tentative Recommendation: Conditional Approval

COMMISSION BUSINESS

6. Reports of Officers, Commissioners and Staff

Public Forum - Anyone who wishes to address the Planning Commission on a topic that is not already on the agenda and is relevant to the Commission’s purpose may submit a speaker form to Planning Department staff. A three-minutes-per-speaker time limit shall apply.